



Staff Report
Mount Airy Planning Commission
April 25, 2022

Rezoning Request
2023 Master Plan Update

LOCATION: 1701 South Main Street, Mount Airy, Maryland, 21771

OWNER: Jerry and Emily Bartgis
1701 South Main Street
Mount Airy, Maryland 21771

APPLICANT: Jerry and Emily Bartgis
1701 South Main Street
Mount Airy, Maryland 21771

REQUEST: The applicant is requesting a zoning change from RE – Residential Existing zone to CC – Community Commercial zone

PROJECT INFORMATION:

ADDRESS/LOCATION: 1701 South Main Street, Mount Airy, Maryland 21771

COMP. PLAN: Residential Existing “zoning”

WATER/SEWER: W-1/S-1 Existing/Final planning existing service no change

ACREAGE: 1.22 acres

HISTORY / BACKGROUND:

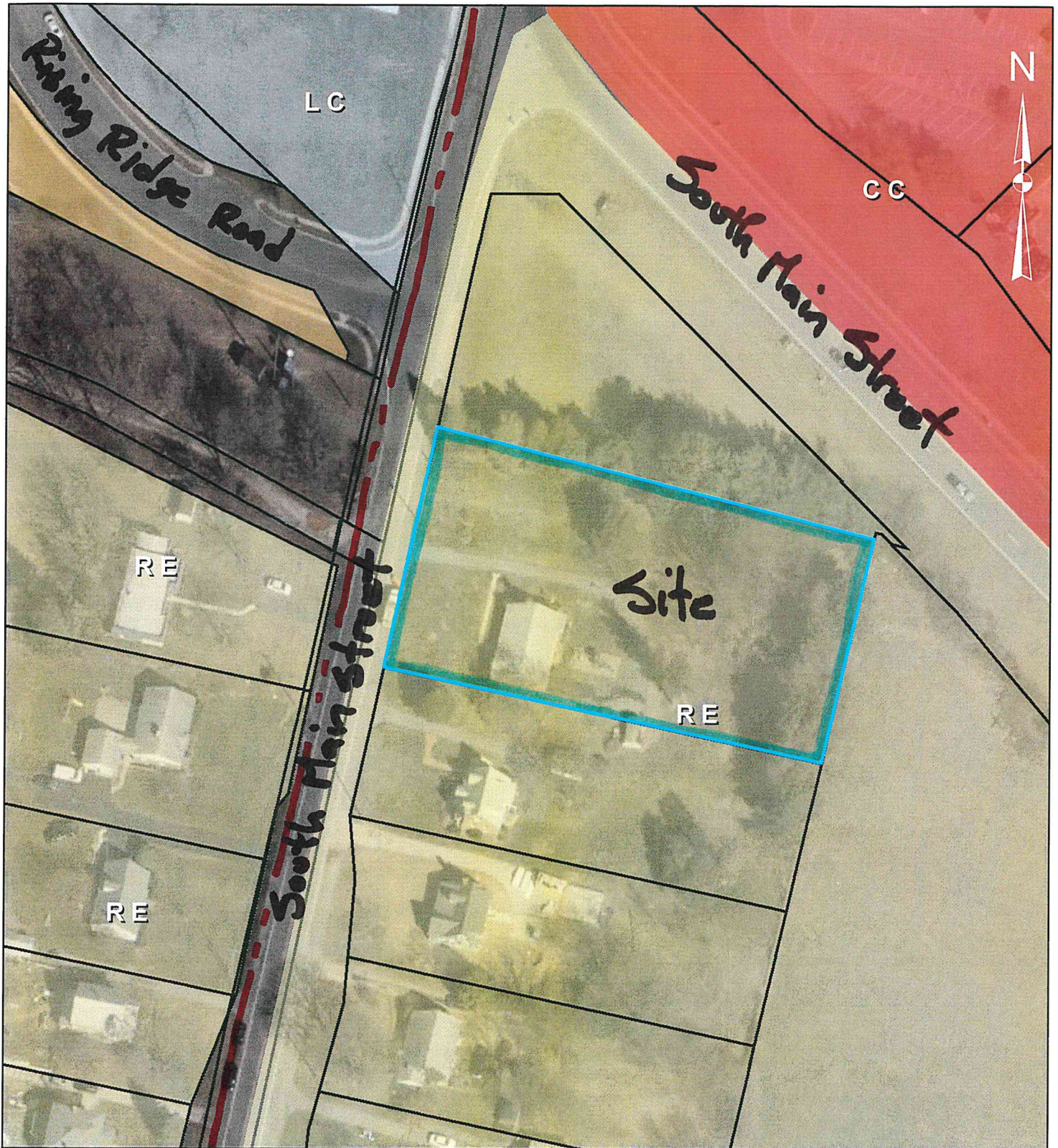
1701 South Main Street has been an existing residential structure from 1956 to the present. The house is located on the east side of the old State Road 27, now known as South Main Street “extended,” which was the Main Street of the Town of Mount Airy for decades.

Back in early 1970, Md. Rt. 27 was constructed, which serves as a bypass around the downtown of Mount Airy. (Old) South Main Street is now a dead-end street where this property is located.

The owners are requesting Planning Commission to approve their request from the current zoning of RE – Residential Existing to CC – Community Commercial Zone.

Staff recommendation:

Staff recommends this parcel be considered for rezoning if the property at 1801 South Main Street is rezoned to CC – Community Commercial. This parcel is to be considered for rezoning to LC – Limited Commercial, which is a step down from the rezoning of 1801 South Main Street.



1701 S. Main Street

0 30 60 120 Feet

Legend

Zoning_MtAiry_Carroll Zoning

Zoning_MtAiry_Frederick

RE

--- Carroll/Fredrick County lines

CC ~ Community Commercial

Zoning

LC

RE ~ Residential Existing

R3

□ Tax Parcels

I am writing to request consideration to rezone my property located at 1701 South Main Street The adjacent property (Vosloh) has requested rezoning on their property.

With the new Master Plan underway, I believe this is the time to make my request. I would like my property to be rezoned C.C (commercial community)

If any further information is required, please contact me.

Sincerely,

Emily H Bartgis

Jerry L Bartgis

443 676 2619

LARRY HUSHOUR
Mayor

JASON M. POIRIER
Council President



Council Members
PAMELA M. REED
Secretary

KARL L. MUNDER
LYNNE P. GALLETTI
STEPHEN L. DOMOTOR

April 11, 2022

Re: Rezoning request for 1701, 1703, 1709, & 1801 South Main Street

Dear Homeowner:

On Monday, April 25th at 7:00 p.m. you are invited to attend a public meeting for the above-referenced properties to be held at Town Hall at the Planning Commission's regularly scheduled meeting. This will be your opportunity to provide public comment to the Planning Commission about these rezoning requests.

If you cannot attend but would like to make a comment or have questions, please contact John Breeding, Director of Planning and Zoning at jbreeding@mountairymd.gov or 301-829-1424.

Sincerely,

Roxanne Hemphill
Chairperson Planning Commission

Name	Street	City	State	Zip
Thomas Vosloh and Kurt Vosloh ETAL	14187 Day Avenue	Mount Airy	MD	21771
Lisa Lessin	1703 South Main Street	Mount Airy	MD	21771
Jerry and Emily Bartgis	1701 South Main Street	Mount Airy	MD	21771
Mary Fleming L/E ETAL	1709 South Main Street	Mount Airy	MD	21771
Craig and Karen Brown	1705 South Main Street	Mount Airy	MD	21771
Francesco and Milia Illiano	6102 Challedon Circle	Mount Airy	MD	21771
Pamela Reed	1702 South Main Street	Mount Airy	MD	21771
Catherine Lowman ETAL	1704 South Main Street	Mount Airy	MD	21771
Deborah Morton	1706 South Main Street	Mount Airy	MD	21771
Joseph and Debbie Konczal	1708 South Main Street	Mount Airy	MD	21771
Talina Davis and James Archer	1710 South Main Street	Mount Airy	MD	21771
Stuart Healey and Sarah Adams	7508A Stoney Run Drive	Hanover	MD	21076
Anne Mohler and David Sallale	1802 South Main Street	Mount Airy	MD	21771
Oscar Torres and Ivin Perez	1804 South Main Street	Mount Airy	MD	21771
Maureen Lyddane	1806 South Main Street	Mount Airy	MD	21771
Michael Haigwood and Barbara Haigwood	1808 South Main Street	Mount Airy	MD	21771
Mabel Guy L/E ETAL	1902 South Main Street	Mount Airy	MD	21771
Kevin and Emily Benicase	1904 South Main Street	Mount Airy	MD	21771
Todd and Barbara Keith	1906 South Main Street	Mount Airy	MD	21771